



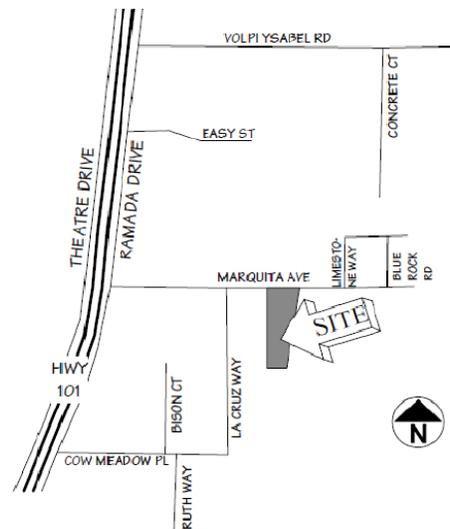
G&A INDUSTRIES, LLC  
SUPPLEMENTAL DEVELOPMENT STATEMENT  
CANNABIS CONDITIONAL USE PERMIT  
320 MARQUITA AVE, PASO ROBLES, CA 93446  
**PROJECT DESCRIPTION (JANUARY 2023)**

**Parcel Size:** 2.82 Acres  
**APN:** 040-153-026  
**Address:** 320 Marquita Avenue, Paso Robles, CA 93446  
**Land Use Designation:** Industrial  
**Williamson Act:** No  
**Water:** Community Water  
**Access:** Marquita Avenue from Ramada Drive

**Proposed Project: DRC2019-00165**

A request by G&A Industries LLC for a Conditional Use Permit to establish an approximately 27,117 square foot (sq. ft.) commercial cannabis operation within a previously approved two-story warehouse building (DRC2019-00164). Operations will include up to 11,128 sq. ft. of indoor cultivation canopy, up to 2,646 sq. ft. of ancillary nursery canopy, 1,662 sq. ft. of commercial processing, 883 sq. ft. of manufacturing for onsite and offsite product, 358 sq. ft. of manufacturing storage, 410 sq. ft. of non-storefront dispensary, 187 sq. ft. of distribution, 112 sq. ft. of cannabis storage and ancillary transport (distribution – transport only). An employee break room, employee locker rooms, security office, administrative office, general storage room and employee shower room will be used to support the proposed cannabis operations. The project includes a request for a modification from the parking standards set forth in Land Use Ordinance (LUO) Section 22.18 to reduce the number of required spaces from 39 to 12. The project will not result in any site

**Figure 1: Vicinity Map**

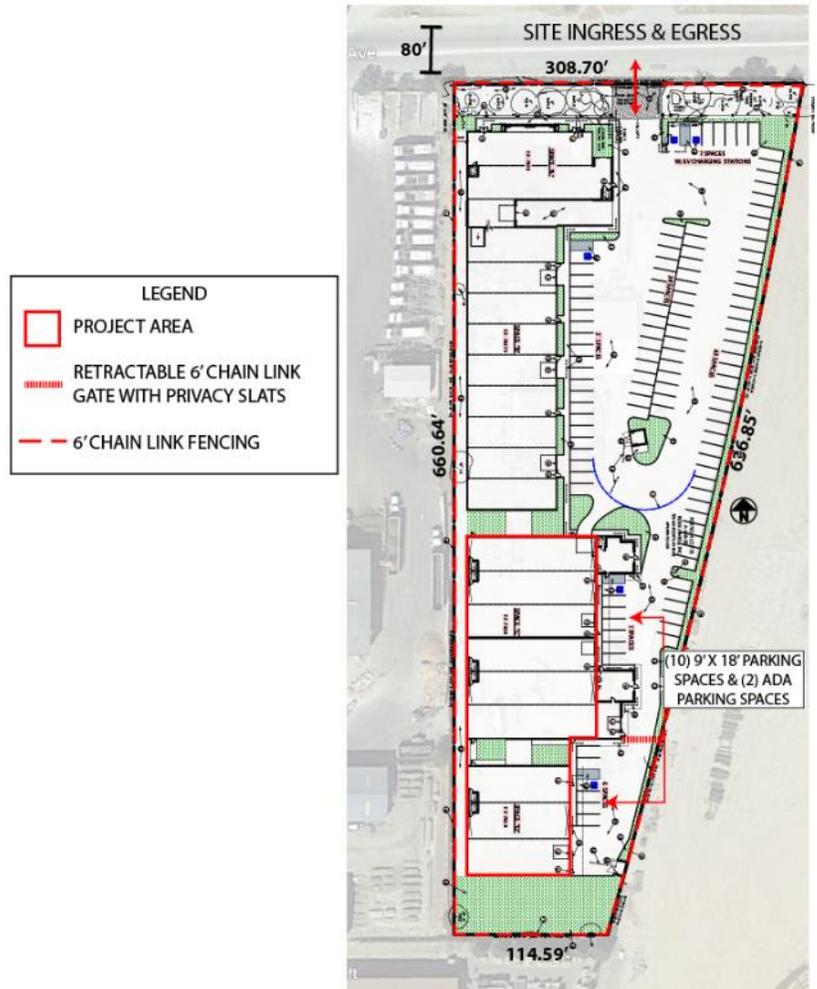


disturbance, and all activities would occur within existing on-site structures approved under DRC2019-00164. The proposed project is within the Industrial land use category and is located at 320 Marquita Avenue in the community of Templeton within the Urban Reserve Line (URL). The project site is within the Salinas River Sub Area of the North County Planning Area.

The project site is approximately 2.82 acres, per the approved staff report for DRC2019-00164, and is generally level, average slope of the site is 1%. The site is located along Marquita Avenue in an area consisting of parcels similar in size. The surrounding project area is not within proximity to any residential uses. Existing uses on the site include a lumber and storage yard. An approved commercial warehouse building, totaling 51,980 sq. ft., was approved by Planning Commission on May 28, 2020 (DRC2019-00164); construction has not yet begun.

The proposed project has been designed in compliance with the County's Land Use Ordinance, Chapter 22.40 – Cannabis Activities as approved by the Board of Supervisors on November 27, 2017 and as amended and approved on June 6<sup>th</sup>, 2019 (Phase II Cannabis Ordinance Amendments).

**Figure 2: Site Plan**



**Table 1: Project Scope Summary**

Use	Total SF	Canopy SF	Floor
Non-Storefront Dispensary	410	n/a	1
Cannabis Storage	112	n/a	1
Distribution	187	n/a	1
Manufacturing	883	n/a	1
Manufacturing Storage	358	n/a	1
Security Office	70	n/a	1
General Storage	196	n/a	1
(2) ADA Bathrooms	140	n/a	1
Elevator Room	37	n/a	1
Elevator	100	n/a	1
Elevator	100	n/a	2
Shower Room	58	n/a	2
(3) Bathrooms	165	n/a	2
(2) Locker Rooms	290	n/a	2
Breakroom	200	n/a	2
Administrative Office	74	n/a	2
Irrigation & Pesticide/Fertilizer Storage	790	n/a	2
Indoor Cultivation #1	2,330	1,864	2
Indoor Cultivation #2	2330	1864	2
Indoor Cultivation #3	2,330	1,864	2
Indoor Cultivation #4	2,330	1,864	2
Indoor Cultivation #5	2,229	1,783	2
Indoor Cultivation #6	2,361	1889	2
<b>Total Indoor Cultivation</b>	<b>13,910</b>	<b>11,128</b>	<b>2</b>
Ancillary Nursery #1	161	129	2
Ancillary Nursery #2	575	460	2
Ancillary Nursery #3	645	516	2
Ancillary Nursery #4	660	528	2
Ancillary Nursery #5	1,266	1,013	2
<b>Total Ancillary Nursery</b>	<b>3,307</b>	<b>2,646</b>	<b>2</b>
Commercial Processing – Trimming/Packaging	502	n/a	2
Commercial Processing - Drying #1	580	n/a	2
Commercial Processing - Drying #2	580	n/a	2
<b>Total Commercial Processing</b>	<b>1,662</b>	<b>n/a</b>	<b>2</b>
<b>Total Project Building Area*</b>	<b>27,117</b>	<b>up to 14,104</b>	

\*includes hallways and staircases

### **Indoor Cultivation and Ancillary Nursery**

Cannabis will be cultivated in compliance with the County's Land Use Ordinance. Indoor cultivation will occur within six rooms entirely within the proposed building (on the second floor), totaling 13,910 sq. ft. with a canopy of up to 11,128 sq. ft. Total walkway area is equal to 25% of the indoor cultivation canopy area. The total ancillary nursery space within the proposed building will be 3,307 sq. ft. with a canopy of up to 2,646 sq. ft. (23.8% of the total indoor cannabis cultivation canopy). Total walkway area is equal to 25% of the ancillary nursery canopy area. No offsite sale of nursery plants is proposed as part of this Conditional Use Permit.

Indoor cultivation and ancillary nursery plants will be planted in small pots located on raised benches. Ancillary nursery room #1 and #4 will have two tiered benches/trays, which has been accounted for in the canopy calculations. The indoor cultivation section of the building will be equipped with an air scrubbing system with carbon filtration to eliminate cannabis odors from being detected offsite.

Indoor cultivation will yield a harvest once every two weeks, with each cultivation room being planted at a different time, ensuring staggered harvests. The indoor cultivation and ancillary nursery operations will be operated Monday – Friday (five days per week), 10:00 am – 6:00 pm. No seasonal staff is proposed.

### **Cannabis Processing**

The project includes a request to establish commercial processing within an approximately 1,662 sq. ft. area within three rooms on the second floor. Product grown onsite and/or offsite will be dried, cured and trimmed entirely within the structure. The entire drying and trimming process will occur over a period of 4 days and will occur once every two weeks (following harvest), from 10:00 am – 6:00 pm. Once dried and trimmed, product will be packaged for offsite sale or manufactured onsite. The commercial processing area will include a closed-loop odor control system, combining activated carbon scrubbers and ozone generators to eliminate any nuisance odors from being detected offsite.

### **Cannabis Manufacturing**

An 883 sq. ft. area located on the first floor of the building will be used for non-volatile carbon dioxide (CO<sub>2</sub>) manufacturing of product both grown onsite and

offsite. An additional 358 sq. ft. of storage space will be used for storing the oils and other products developed through the manufacturing of the product grown on and offsite.

The manufacturing operation will utilize closed-loop extraction, via a carbon dioxide extraction machine. Carbon dioxide extraction [CO<sub>2</sub>] is classified as non-volatile in the California State Regulations. The manufacturing operation will produce oil and infused products with oil. The final products will consist of vapors, tinctures, topical creams, and other similar products. This space will be outfitted with a closed-loop odor control system, combining activated carbon scrubbers and ozone generators to eliminate the potential for nuisance odors to be detected offsite. Manufacturing operations will occur Monday – Saturday, from 10:00 am – 6:00 pm.

#### **Non-Storefront Dispensary**

A 410 sq. ft. space will be utilized for non-storefront dispensary on the first floor, which will include activities such as packaging, labeling, and exit packaging. Products will be sold to customers exclusively through delivery and all packaging will be resealable, tamper-evident, child resistant, and in an opaque package consistent with California State Regulations. A single passenger van will enter a gated area (screened from public view) to collect cannabis goods and complete retail deliveries throughout the day. Non-storefront dispensary operations will occur Monday – Sunday, from 10:00 am – 6:00 pm.

#### **Distribution – Transport Only**

Distribution – transport only activities will consist of transporting raw cannabis products grown onsite to and from other State licensed cannabis facilities. A 187 sq. ft. room located on the first floor of the building will be dedicated to distribution activities. All cannabis products will be transported in enclosed containers that will not be clear or translucent. A single passenger van will be used to transport cannabis goods no more than once per day. Distribution – transport only activities will occur Monday – Saturday, from 10:00 am – 6:00 pm.

Only one employee will perform retail delivery service via the non-storefront dispensary and distribution – transport only portion of the operation. Therefore, the business will only have one passenger van making either distribution – transport only or retail deliveries determined by the need. The transfer of product from the facility to the passenger van will be screened within a retractable 6’ chain

link gate with privacy slats. A door will be utilized for deliveries in a loading dock area, or “sally port”, on the eastern side of the building for receiving product.

### ***Designated Transport/ Deliveries***

All transportation operators will be DOJ and FBI live-scanned, with a current California driver's license and background investigation. All transportation operators will meet the following criteria as required by the State:

- Be able to lift 50 lbs
- Provide a clean driving record
- Sign a designated transportation agreement
- Pass DOJ and FBI background check

All drivers will carry photo ID credentials. These ID's will be required to be worn and inspected prior to entering the facility. All drivers will carry a current copy of customer doctor's recommendation (if valid), current California ID or DL license. The driver must verify the customer before any service can take place. At the end of the shift all paperwork will be given to a manager at G&A Industries, LLC and put into the patient database. Driver must deliver a receipt baring “excise tax is included in this sale.”

### ***GPS Tracking System***

The transport vehicle will be equipped with GPS tracking, in addition to monitoring and tracking, and emergency equipment that includes, but not limited to:

- ABC fire extinguisher
- Fire retardant blanket
- Spare tire in working condition
- Medical kit
- Emergency roadside kit
- Secured storage area
- GPS tracking system with dash camera accessible by local law enforcement
- Secured lock box for inventory and cash
- Municipal driver’s license (where applicable)

The GPS Tracking System will include the features listed below:

- GSM/GPRS Module - It is used to send the location to the user online. In some cases, if the user wants the location through the internet then this module is very useful. By the help of the GSM/GPRS module, data can be sent real time.

It can be seen on the internet enabled any device as a PC, mobile phone, PDA etc.

- Track Playback - Animates the driver's daily driven route so the user can follow every move. The track animation line is color coded to indicate the speed the driver was traveling during his route.
- Idle Time Report – Gives the user an accurate report detailing when the driver was stopped and has left the engine running on the vehicle.
- Track Detail - Provides the user with a split screen view when reviewing the driver's route. Stop and transit times, as well as speed information, are displayed in the bottom pane. The user can easily toggle between stops by clicking the stop number on the track detail pane.

All vehicles will be inspected prior to and at the end of all shifts. All fleet cars will be equipped with a lock box for safety.

### ***GPS System Data Pushers***

Fleet vehicles will be equipped with GPS System Data Pushers to monitor location, speed, direction, and distance the vehicle has gone on any given day. A data pusher GPS tracking unit sends data from the device to a central database at regular intervals and are most used to manage fleet control for trucks and other vehicles. Delivery vehicles will be able to be located instantly, and their route and progress can be tracked at any time to ensure a trip is carried out properly.

### **Access**

The property is accessed from an existing paved driveway located on Marquita Avenue. Marquita Avenue is an 80' wide paved County-maintained public road. The previously approved project, DRC2019-00164, was conditioned to implement public improvements in compliance with Section 22.54.030 (Curbs, Gutters and Sidewalks). The existing Marquita Avenue curb, gutter, sidewalk, and driveway improvements fronting the project site will be reconstructed to conform with current Public Improvement Standards (including ADA requirements) prior to the occupancy of the proposed cannabis operation within the structure. Public access to the cannabis facility will be prohibited.

## **Site Operations Plan**

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### **Security**

All cannabis operations will occur and be fully contained within the approved building (DRC2019-00164).

The proposed confidential Security Plan includes a multifaceted approach to ensure cultivation, building, and product security. Interior and exterior cameras will be installed at key locations throughout the property to ensure that unauthorized access to the project site and the cannabis operation does not occur.

Fencing will be installed as required by County and State law. A retractable six-foot chain link gate with privacy slats will be used to screen loading and unloading of product. Staff security measures will be implemented to ensure product is not removed from the site except through approved channels for distribution purposes, including biometric (thumbprint) readers that are configured to allow only authorized persons access to certain areas.

The site will operate in full compliance with State Licensing requirements for track and trace which will further ensure adherence to the company's strict security protocols. The confidential Security Plan provides a detailed description of site security measures including strict issuance of access keys, an entrance gate, and a surveillance system that will monitor all exterior secured gates, as well as doors in the interior of the facility. All access controllers will be installed in a secure location and have provisions for battery backup. The video surveillance system will have an on-site, desktop viewing station providing live feed to monitor all entry and exit points, and to vulnerable and restricted areas as defined by State and local regulations and guidelines as provided by the County Sheriff's Department. All video surveillance equipment will have sufficient battery backup to support a minimum of four hours of recording in the event of a power outage. Alarm monitoring and panic devices will also be installed as extra security measures.

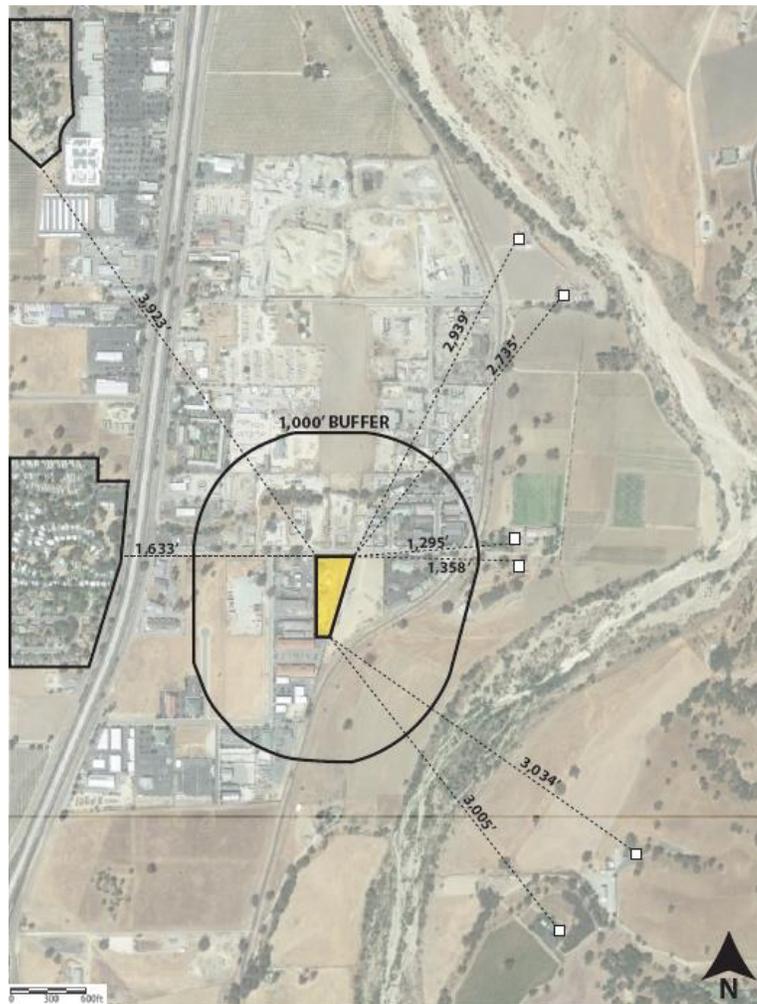
For product transportation, armored vehicles will execute pre-planned and secure routes for delivery of the business's products to ensure safe arrival to the licensee. Additional and a more comprehensive narrative is provided in the confidential Security Plan available to the Sheriff and Planning and Building Department for review and approval.

### Odor Management Plan

The proposed cannabis operation will occur within a fully enclosed building. Indoor cultivation, commercial processing, manufacturing, and storage areas will be equipped with an air scrubbing system with carbon filtration to eliminate cannabis odors from being detected offsite. See the Odor and Water Management Plan for a more complete narrative of how odor control measures will be implemented to ensure nuisance odors are not detected offsite.

The proposed project meets and/or exceeds all required setbacks. The site is surrounded by industrial and commercial service zoned parcels. The nearest residence is located approximately 1,295 feet to the east of the project site and cannabis operation.

**Figure 3: Distance to Nearest Offsite Residences**



## Setbacks

Once constructed, the proposed cannabis operation will be located within a previously approved two-story warehouse building (DRC2019-00164). The approved building and all improvements (i.e. parking, landscaping, utilities, etc.) meet the required setbacks for a commercial/industrial development within the Industrial land use category.

Per the County’s Cannabis Ordinance, indoor cannabis cultivation is required to be setback as set forth in Section 22.30.310 (Nursery Specialties) of the County’s Land Use Ordinance Section 22.30.310 – Nursery Specialties, and Cannabis Processing Facilities, Cannabis Manufacturing and Cannabis Dispensaries (Non-Storefront Dispensary) are required to be setback as set forth in Section 22.40.040 (Setbacks) of the County’s Land Use Ordinance. Both Land Use Ordinance sections require setbacks in the Industrial land use category to be setback as such:

<b>Front</b>	<b>Side</b>	<b>Rear</b>
25’	0’	0’

The proposed cannabis operation will be located entirely within lease space “C” and “D” of the approved building, approximately 350 feet from the front property line (Marquita Avenue). The proposed cannabis operation is setback as such:

<b>Front</b>	<b>Side</b>	<b>Rear</b>
350	10’ (west) and 25’-10 5/8” (east)	45’-2”

Indoor cannabis cultivation, per the County’s cannabis ordinance, is also required to be setback 100 feet from any existing offsite residence, swimming pool, patio, or other living area of separate ownership. The proposed operations are setback over 100 feet from existing offsite residences as shown in Figure 3 – Distance to Nearest Residences. The nearest offsite residence is located 1,295 feet to the east of the project site.

The nearest sensitive receptors (schools, parks, libraries, licensed recover facilities, et. al) are located outside the 1000-foot setback required by Land Use Ordinance Section 22.30.D.1. The distance to the nearest sensitive receptor, Evers Park Field, is located approximately 1.18 miles to the south.

## Traffic

A traffic study was conducted by Orosz Engineering Group, Inc. in August 2020. The project is anticipated to generate a total of 25 trips per day with (ADT) with 3 PM Peak Hour Trips. However, when compared to the approved land use (DRC2019-00164, warehousing), the proposed project will result in 15 fewer ADT, and 1 less PM Peak Hour Trip,

The proposed project is estimated to be less traffic volume intensive than the approved land use (DRC2019-00164, warehousing). No new traffic related impacts are anticipated.

Please see Table 2 – Trip Generation Rate Summary for the project below. The Trip Generation Analysis report prepared by Orosz Engineering (August 2020) is attached.

**Table 2: Trip Generation Rate Summary**

Trip Generation Rates				PM Peak Hour		
Land Use	Source	Unit	ADT	In	Out	Total
Greenhouse	County of SLO - Cannabis Rates	17.217 KSF	0.27	0.007	0.018	0.025
Processing Area	County of SLO - Cannabis Rates	3.892 KSF	3.8	0.26	0.47	0.73
Distribution Warehouse	ITE Code 150 - Warehouse	1.456 KSF	1.74	0.05	0.14	0.19
Non-Storefront Dispensary	County of SLO - Cannabis Rates	0.41 KSF	2	0	0	0

Proposed Project Trip Generation				PM Peak Hour		
Land Use	Size		ADT	In	Out	Total
Greenhouse	17.217	KSF	5	0	0	0
Processing Area	3.892	KSF	15	1	2	3
Distribution Warehouse	1.456	KSF	3	0	0	0
Non-Storefront Dispensary	0.41	KSF	2	0	0	0
Project Total			25	1	2	3

Existing Approved Use Trip Generation				PM Peak Hour		
Land Use	Size		ADT	In	Out	Total
Warehouse	22.975	KSF	40	1	3	4

Comparison of Proposed Uses with Approved Use					
Trip Generation					
Land Use	Size	ADT	PM Peak Hour		
			In	Out	Total
Proposed Cannabis Facility	22.975	25	1	2	3
Approved Warehouse Use	22.975	40	1	3	4
Net Change		-15	0	-1	-1

### Neighborhood Compatibility

The surrounding properties consist of wineries, breweries, and eateries that process and manufacture product onsite (located within the Tin City area). The proposed cannabis operation will be conducted consistent with the uses on the property and those in the surrounding area.

Odors from the cannabis operation will be naturally mitigated by the 300'+ setbacks and air dispersal. The nearest residence is located 1,295 feet away to the east. The general direction of the prevailing winds is from the west, resulting in any noise or odors being directed towards large agricultural parcels with low residential densities.

Traffic for the proposed project will be consistent with other industrial operations in the area. The project is anticipated to generate a total of 25 trips per day with 3 PM Peak Hour Trips and result in 15 fewer trips per day and 1 less PM Peak Hour Trip than the currently approved use (DRC2019-00164, warehousing). No new traffic related impacts are anticipated.

The windows in the cultivation area will be equipped with black-out features at night to eliminate light pollution. Any motion detection lighting used for security will be cast downwards to reduce light pollution.

No neighborhood compatibility issues are anticipated.

### Waste Management

Cannabis cultivation will produce minimal wastewater with 80% of all water being recycled and reused for watering plants. All expired products shall be hand-labeled as "EXPIRED" and placed within a destruction quarantine area. Designated employees shall render all cannabis waste products non-viable by grinding expired products and other ground materials resulting in a mixture that is at least 50% non-

cannabis waste. Cannabis waste considered compostable will be mixed with other compostable waste and be disposed of by the business as a compost feedstock or in another organic waste method. Cannabis wastes considered non-compostable will be mixed with paper wastes, cardboard waste, plastic waste or other wastes as approved by the State and shall either be delivered to a permitted solid waste facility, incinerator, or other facility with approval of the State's health department or disposed of by Mid-State Solid Waste. There will be 5 restrooms for employee use hooked up to the local sewer system. See the attached Waste Management Plan.

### **Pesticide and Fertilizer Usage/Hazard Response Plan**

A 790 sq. ft. Irrigation / Pesticide and Fertilizer room will be used to store and administer pesticides and fertilizers to the cultivation areas. All pesticides and fertilizers will be stored on shelves, within a secondary containment unit (totes, spill mats, etc.). The applicant will obtain an Operator Identification Number for application of pesticides and fertilizers at the site and comply with all applications, reporting, and use requirements in compliance with the County of San Luis Obispo Department of Agriculture.

The following products will be used for soil and nutrients: Reynoutria sachalinensis, Chromobacterium subtsugae strain PRAA4-1, Bacillus amyloliquefaciens strain D747, cinnamon, cloves and clove oil, garlic and garlic oil, potassium silicate, Bacillus subtilis, potassium bicarbonate, potassium sorbate, Sulphur, Magnesium Sulfate, Copper, Phosphate, Calcium Nitrate, Iron, Potassium Nitrate, Boron, Potassium Monobasic Phosphate, Ammonium Sulfate, Zinc, Sodium Molybdate, Manganese, Paraffinic oil (JMS Stylet), rosemary, rosemary oil, soybean oil, predatory nematodes mites, peppermint, Isaria fumosorosea, insecticidal soaps (potassium salts of fatty acids), Geraniol, Trichoderma harzianum, Rhizophagus intraradices. See attached Chemical List Binder for corresponding material safety data sheets. All staff will be properly trained on the handling practices of chemicals used for the cultivation and what to do in the event of unintended exposure.

### **Air Quality**

The proposed project will occupy lease space within a previously approved two-story warehouse building. The building will be fully enclosed and equipped with fans and carbon scrubbers to ensure odors are not detected offsite. There are no predicted air quality impacts.

### Staffing/Employee Safety

The proposed cannabis operation will employ five full time employees between the hours of 10:00 am – 6:00 pm. The number of employees required for each cannabis operation is detailed in Table 3 below. The lease space will include five restrooms for employee use. Standard agricultural safety and training will occur for all employees as well as additional security training to ensure full compliance with State standards for cannabis track and trace. Refer to the Employee Handbook for detailed information on specific safety and training protocols. Additionally, the confidential Security Plan includes measures and details for staff training.

**Table 3: Employee Details**

Use	Hours of Operation	Number of Employees
Non-Storefront Dispensary	10:00 am – 6:00 pm; 7 days/week	5
Manufacturing	10:00 am – 6:00 pm; Mon. - Sat.	5
Distribution	10:00 am – 6:00 pm; Mon. - Sat.	1
Indoor Cultivation	10:00 am – 6:00 pm; Mon. - Fri.	5
Indoor Nursery	10:00 am – 6:00 pm; Mon. - Fri.	5
Commercial Processing	One harvest every two weeks	5
<b>Total Employees</b>		<b>5</b>

### Parking

The proposed cannabis operation will be sited within an approved (not yet constructed) two-story shell warehouse building (DRC2019-00164). As a part of DRC2019-00164, a parking lot consisting of 110 -9'x18' vehicle spaces will be developed with five of those spaces being ADA compliant and distributed throughout the site.

The property owner and applicant have agreed to allot 12 of the 110 vehicle spaces for use by the proposed cannabis operation. Two of those allotted spaces will be ADA compliant. However, the proposed cannabis activities (i.e. indoor cultivation, manufacturing, distribution, dispensary) requires a total of 39 vehicle parking spaces (see Table 4 below for parking calculations based on cannabis activity and equivalent use) per Section 22.18.050 – Parking and Loading standards of the County’s LUO. As such, this application includes a request for a parking modification to reduce the total required parking spaces from 39 to 12. Please refer to pages 17-19 for additional details and justification for the modification request.

**Table 4: Parking Calculations Table**

<b>Applicable Parking Standard 22.18.050</b>	<b>Proposed Use</b>	<b>Parking Spaces Required</b>	<b>Calculation</b>
Wholesaling and Distribution	Distribution	1 per 1,000 sf of use area	187 sf / 1,000 = .19 spaces
Mail Order & Vending	Non-Storefront Dispensary	1 per 1,000 sf of use area	410 sf / 1,000 = .41 spaces
Manufacturing and Processing	Manufacturing	1 per 500 sf of active use area	883 sf / 500 = 1.77 spaces
Ag Processing	Processing	1 per 1,000 sf of use area	1,662 sf / 1000 = 1.66 spaces
Nursery Specialties	Nursery / Indoor Cultivation	1 per 500 sf of floor area	17,217 sf / 500 sf = 34.43 spaces
<b>Total Required</b>			<b>39 (38.5) spaces</b>
<b>Total Spaces Proposed / Existing Onsite</b>			<b>12 spaces</b>

**Screening and Fencing**

The proposed cannabis operation will be located entirely within an enclosed steel warehouse building, located at the rear of the property. Interior activities and overall business operations will not be visible or discernable to adjacent properties or to travelers along Marquita Avenue. A six-foot chain-link fence will be installed along the property boundaries.

A retractable six-foot chain link gate with privacy slats will be used to screen the unloading and loading of products. The gate will always remain closed except when loading and unloading activities are occurring. Please refer to Sheet 2 of the Plan Set for the locations of the fencing and the proposed retractable gate.

**Lighting**

The approved two-story warehouse building (DRC2019-00164), which is not yet constructed, will be developed and designed to comply with all lighting standards outlined in the County’s Land Use Ordinance and Templeton Community Design Guidelines.

**Signage**

One sign will be installed above the business entrance. It will be designed to comply with the County’s Land Use Ordinance standards (Section 22.20.050) and the Templeton Community Design Plan (Section V.F.2. Signs):

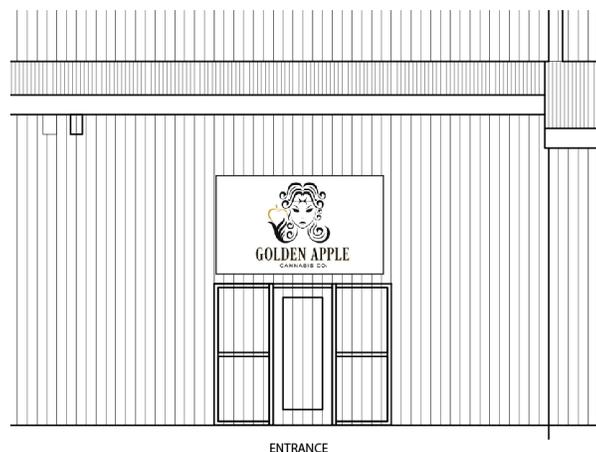
### San Luis Obispo County Land Use Ordinance - Section 22.20.050

- The total square footage of the sign will not exceed 15% of the project building face.
- The sign will implement downward facing, shielded light fixtures mounted on top of the sign structure and will not exceed 1-foot candle reflected at 10 feet.
- The sign will be lighted by continuous and stationary lighting, directed solely at the sign.

### Templeton Community Design Plan – Section V.F.2. Signs

- All signs shall be shown on land use permit applications for any commercial projects. A sign plan that specifies location, types and size of signs shall be approved as part of any land use permit application for commercial projects.
  - The sign will use black and gold colors to illustrate a woman holding an apple and showing the words “GOLDEN APPLE CANNABIS CO.” See conceptual sign design below:

**Figure 4: Conceptual Sign Design**



### Water Management Plan

The project site is within the Atascadero/Templeton Water Planning Area, split between the Bethel School and Templeton Watersheds (Salinas Valley Groundwater Basin – Atascadero Area). The property is served by the Templeton Community Services District (TCSD). Daily water demand for the proposed project is estimated to be +/- 1,300 gpd. The proposed cannabis operation, upon land use approval and prior to building permit issuance, will provide contact information and set up an account with the TCSD to coordinate appropriate metering associated

with the project activities. No import of water is necessary or will occur in association with the proposed cannabis cultivation operations. The projected water usage is as follows:

**Table 5: Annual Water Estimate**

Use	Rate	Gross Demand (gallons/year)	Gross Demand (AFY)
Indoor Cultivation: 10,000 SF	10,000 sf canopy x 0.1 gal/sf/day x 365 days	365,500	1.12
Indoor Nursery: 2,452 SF	2,452 sf canopy x 0.1 gal/sf/day x 365 days	89,498	0.27
Manufacturing: 800 SF	800 sf x 0.001 gal/sf/day x 365 days	292	0.001
Potable Water	5 Employees x 10 gal/capita/day	18,250	0.056
<b>Net Water Demand</b>		<b>473,540</b>	<b>1.45</b>

The indoor irrigation scheduling will be used as a water management strategy to recycle water through the use of dehumidifier recapture. The business will undertake several water conservation methods to reduce potable water use such as: water efficient plumbing fixtures and HVAC systems, system optimization, gray water and reverse osmosis recycling system and water conservation training for all employees. See the attached Odor & Water Management Plan for details on water conservation methods.

### **Energy Use**

The project site is served by an existing PG&E connection. An Energy Demand Analysis completed by In Balance Green Consulting (December 2020) determined that the proposed energy use for the cannabis operations is estimated to be 4,921,824 kWh/year. See the attached Energy Demand Analysis for more details.

### **Issues Requiring Special Consideration**

#### **Parking Modification and Required Findings**

The project will require 5 full-time staff. The project is designed to accommodate staff with 10 9' x 18' parking spaces and 2 ADA parking spaces on the property. Due to the limited number of staff required for the proposed operations versus the proposed cannabis activities and their equivalent use, parking standards as outlined in Chapter 22.18 – Parking and Loading Standards are not appropriate for the project. See the Parking Calculations Table below.

**Table 6: Parking Calculation Table**

<b>Applicable Parking Standard 22.18.050</b>	<b>Proposed Use</b>	<b>Parking Spaces Required</b>	<b>Calculation</b>
Wholesaling and Distribution	Distribution	1 per 1,000 sf of use area	187 sf / 1,000 = .19 spaces
Mail Order & Vending	Non-Storefront Dispensary	1 per 1,000 sf of use area	410 sf / 1,000 = .41 spaces
Manufacturing and Processing	Manufacturing	1 per 500 sf of active use area	883 sf / 500 = 1.77 spaces
Ag Processing	Processing	1 per 1,000 sf of use area	1,662 sf / 1000 = 1.66 spaces
Nursery Specialties	Nursery / Indoor Cultivation	1 per 500 sf of floor area	17,217 sf / 500 sf = 34.43 spaces
<b>Total Required</b>			<b>39 (38.5) spaces</b>
<b>Total Spaces Proposed / Existing Onsite</b>			<b>12 spaces</b>

The following justification is provided to make the required findings to modify the parking standards of Chapter 22.18 – Parking and Loading Standards (Wholesaling and Distribution, Manufacturing and Processing and Nursery Specialties).

In accordance with Chapter 22.18. 020.H, the following three findings support the request to modify the parking standards:

- a. The characteristics of the project, which consists of an owner-operated cannabis operation with minimal staff, do not necessitate the number of parking spaces, types of design, or improvements required by this chapter as the activities will be conducted by the property owner and up to 5 full-time staff who will have a designated parking area provided on site adjacent to the proposed cultivation area.
- b. The existing parking area allotted to the proposed cannabis business is adequate to accommodate on the site all parking needs generated by the use to serve 5 fulltime employees and 5 deliveries (distribution and non-storefront) per week.
- c. No traffic safety problems will result from the proposed modification of the parking standards for the following reasons:
  - Parking lot as approved under DRC2019-00164 will be designed consistent with County standards
  - The previously approved project includes improvements to the existing driveway and curb gutter sidewalk along Marquita

- The allotted number of spaces for the proposed cannabis operation is sufficient to serve the five employees and number of deliveries per week
- All deliveries will be within a gated and enclosed area so as to screen from view deliveries to the project site.
- The proposed project will result in 15 fewer trips per day and 1 less PM Peak Hour Trip than the approved use (DRC2019-00164, warehousing). No new traffic impacts are anticipated.

### **CEQA Determination**

The proposed project will not degrade the quality of the environment as all proposed project components and site improvements will be located within an existing building and areas previously disturbed and developed. The project includes the following avoidance and minimization measures to ensure there is no possibility that this project may have a significant effect on the environment:

1. The proposed project is located within the Templeton Urban Reserve Line, and the property is served by the Templeton Community Services District (TCSD). The project will not exceed the TCSD water unit allocation of 3,250 gallons per day. In addition, the project will implement general water conservation measures to reduce overall water use.
2. Prior to building occupancy, the applicant will install odor mitigation technology in all areas of the building to be used for indoor cultivation, commercial processing, and manufacturing to eliminate nuisance odor emissions from being detected off-site.
3. The tenant improvements associated with the project will comply with the California Fire Code, California Building Code, the Public Resources Code, and any other applicable fire laws.
4. To address the project's greenhouse gas emissions and energy use, any excess requiring mitigation will be reduced by permanently sourcing energy from a clean energy source by enrolling PG&E's Solar Choice program or Regional Renewable Choice program or other comparable public or private program.

Until such time as the Air Pollution Control District establishes and adopts a new GHG Brightline threshold, the project will off-set its greenhouse gas emissions such that the project will qualify as a 'net-zero' project. In the event a GHG Brightline threshold is adopted prior to the site being operational, the project will provide an off-set for the GHG emissions in exceedance of the established threshold.

Emission reduction strategies will be further outlined in the Final GHG Reduction Program. GHG reduction strategies may include, but will not be limited to, the following measures:

- Installation of energy-efficient equipment and appliances exceeding California Green Building Code standards;
- Installation of low-flow bathroom and kitchen fixtures and fittings;
- Installation of light emitting diode (LED) lights;
- Implementation of waste reduction programs that may include waste minimization, waste diversion, composting, and material reuse/recycling;
- Promotion and/or purchase of alternative fuel vehicles, including through the installation of electric vehicle charging infrastructure;
- Purchase carbon offsets to reduce GHG emissions below threshold levels.